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Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 07<sup>th</sup> April 2025



## AMBERLEY AVENUE, BULKINGTON, BEDWORTH, CV12

OIRO : £295,000

### Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry, CV5 6EG

0330 1180062

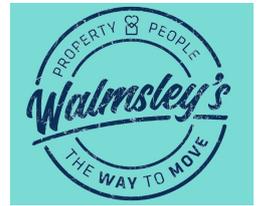
mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & Interested Parties

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#### **A key facts guide for buyers & interested parties**

A spacious three bedroom semi detached home

Beautifully presented throughout with exceptional plot

South facing gardens, driveway, car port & substantial garage

Welcoming hallway, sitting dining room & kitchen breakfast room

Refitted modern 1st floor bathroom & WC

Gas central heating & double glazing throughout

Delightful village location

EPC Rating Ordered, Total 869 Sq.Ft or Total 80 Sq.M

**"This information is provided as a guide and all information should be counter checked by your conveyancer during the legal process".**

# Property Overview



## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	869 ft <sup>2</sup> / 80 m <sup>2</sup>
<b>Plot Area:</b>	0.08 acres
<b>Year Built :</b>	1950-1966
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£2,132
<b>Title Number:</b>	WK4292

<b>OIRO:</b>	£295,000
<b>Tenure:</b>	Freehold

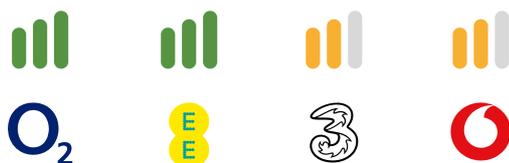
## Local Area

<b>Local Authority:</b>	Nuneaton and bedworth
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>2</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



BEDWORTH, CV12

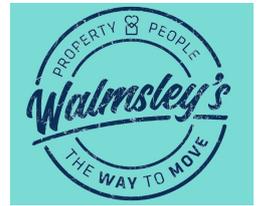
Energy rating

# D

Valid until 14.01.2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

# Market Sold in Street



## 15, Amberley Avenue, Bedworth, CV12 9QZ

Last Sold Date:	19/12/2024	28/08/2009	28/02/2003
Last Sold Price:	£300,000	£167,500	£120,000

## 31, Amberley Avenue, Bedworth, CV12 9QZ

Last Sold Date:	03/05/2024
Last Sold Price:	£255,750

## 9, Amberley Avenue, Bedworth, CV12 9QZ

Last Sold Date:	15/12/2023
Last Sold Price:	£270,750

## 25, Amberley Avenue, Bedworth, CV12 9QZ

Last Sold Date:	09/07/2021	30/04/2010
Last Sold Price:	£270,000	£148,000

## 8, Amberley Avenue, Bedworth, CV12 9QZ

Last Sold Date:	25/06/2021	29/07/2016	08/07/2015
Last Sold Price:	£235,000	£173,500	£155,000

## 12, Amberley Avenue, Bedworth, CV12 9QZ

Last Sold Date:	27/11/2020
Last Sold Price:	£230,000

## 10, Amberley Avenue, Bedworth, CV12 9QZ

Last Sold Date:	18/11/2020
Last Sold Price:	£157,000

## 7, Amberley Avenue, Bedworth, CV12 9QZ

Last Sold Date:	29/10/2019
Last Sold Price:	£205,000

## 27, Amberley Avenue, Bedworth, CV12 9QZ

Last Sold Date:	17/07/2017
Last Sold Price:	£183,000

## 30, Amberley Avenue, Bedworth, CV12 9QZ

Last Sold Date:	15/07/2016	28/05/2010	29/07/2004	18/08/2003
Last Sold Price:	£188,795	£159,000	£154,950	£134,000

## 19, Amberley Avenue, Bedworth, CV12 9QZ

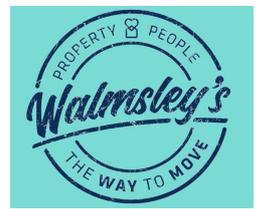
Last Sold Date:	03/06/2016
Last Sold Price:	£222,000

## 24, Amberley Avenue, Bedworth, CV12 9QZ

Last Sold Date:	28/03/2014	27/10/2006
Last Sold Price:	£161,000	£165,000

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market Sold in Street



## 1, Amberley Avenue, Bedworth, CV12 9QZ

Last Sold Date:	01/03/2013
Last Sold Price:	£170,000

## 14, Amberley Avenue, Bedworth, CV12 9QZ

Last Sold Date:	20/01/2012
Last Sold Price:	£147,000

## 13, Amberley Avenue, Bedworth, CV12 9QZ

Last Sold Date:	07/12/2011	10/02/2004
Last Sold Price:	£172,500	£149,950

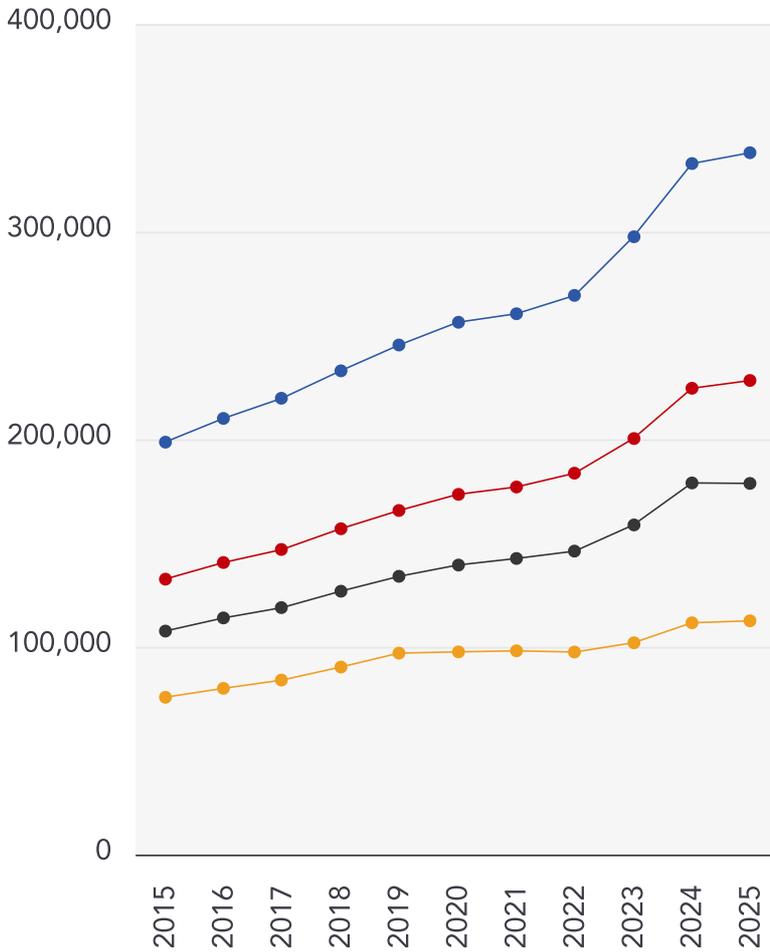
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV12



Detached

**+70.17%**

Semi-Detached

**+72.14%**

Terraced

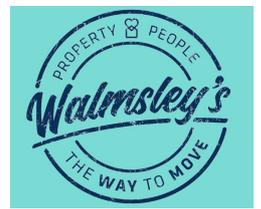
**+66.07%**

Flat

**+48.62%**

# Maps

## Coal Mining



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

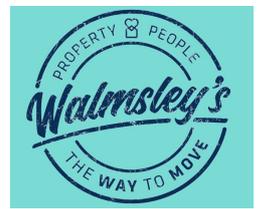
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

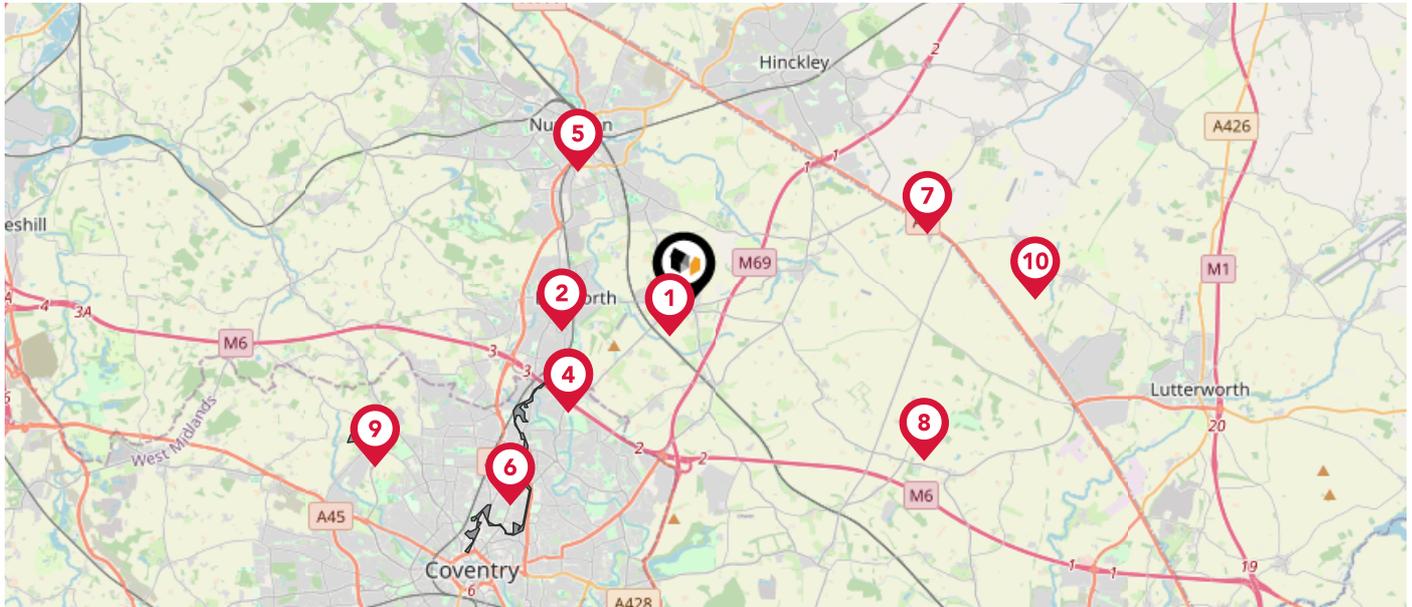
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

# Maps

## Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.

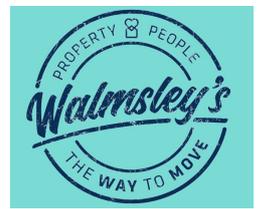


### Nearby Conservation Areas

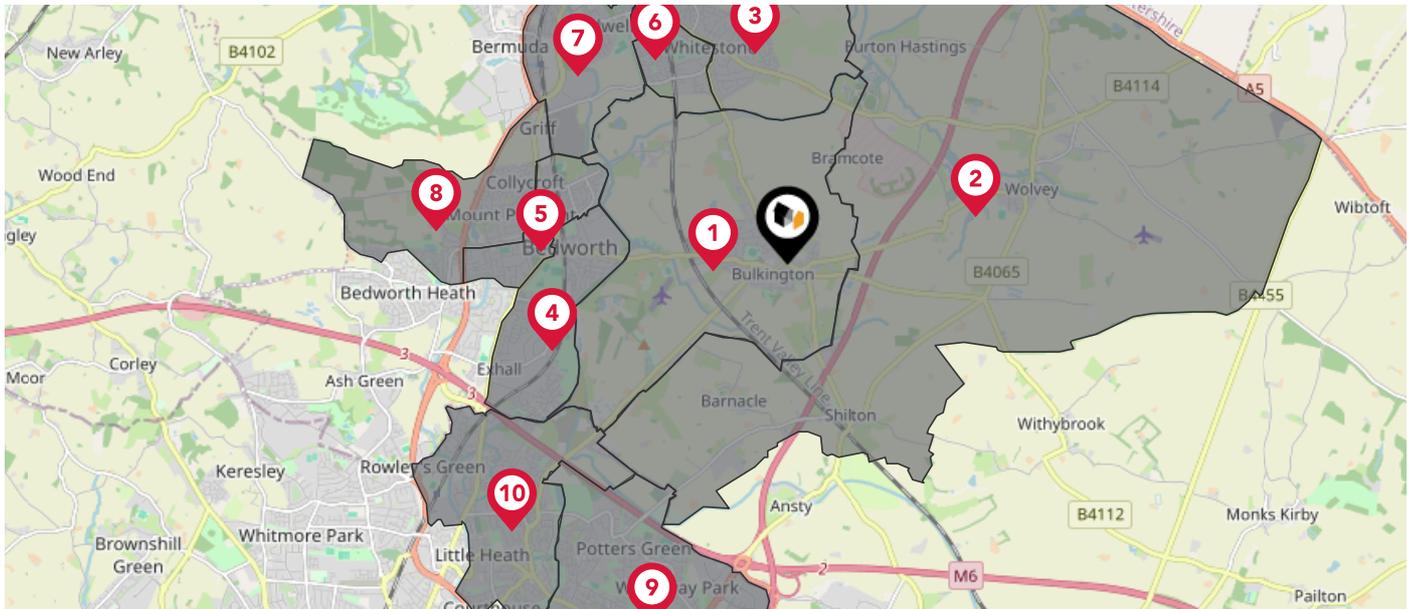
- 1 Bulkington
- 2 Bedworth Town Centre
- 3 Hawkesbury Junction
- 4 Hawkesbury Junction
- 5 Nuneaton Town Centre
- 6 Coventry Canal
- 7 Wigston Parva
- 8 Monks Kirby
- 9 Brownhill Green
- 10 Claybrooke Parva

# Maps

## Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

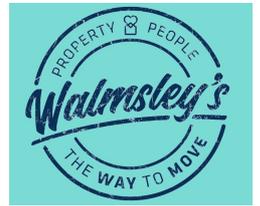


### Nearby Council Wards

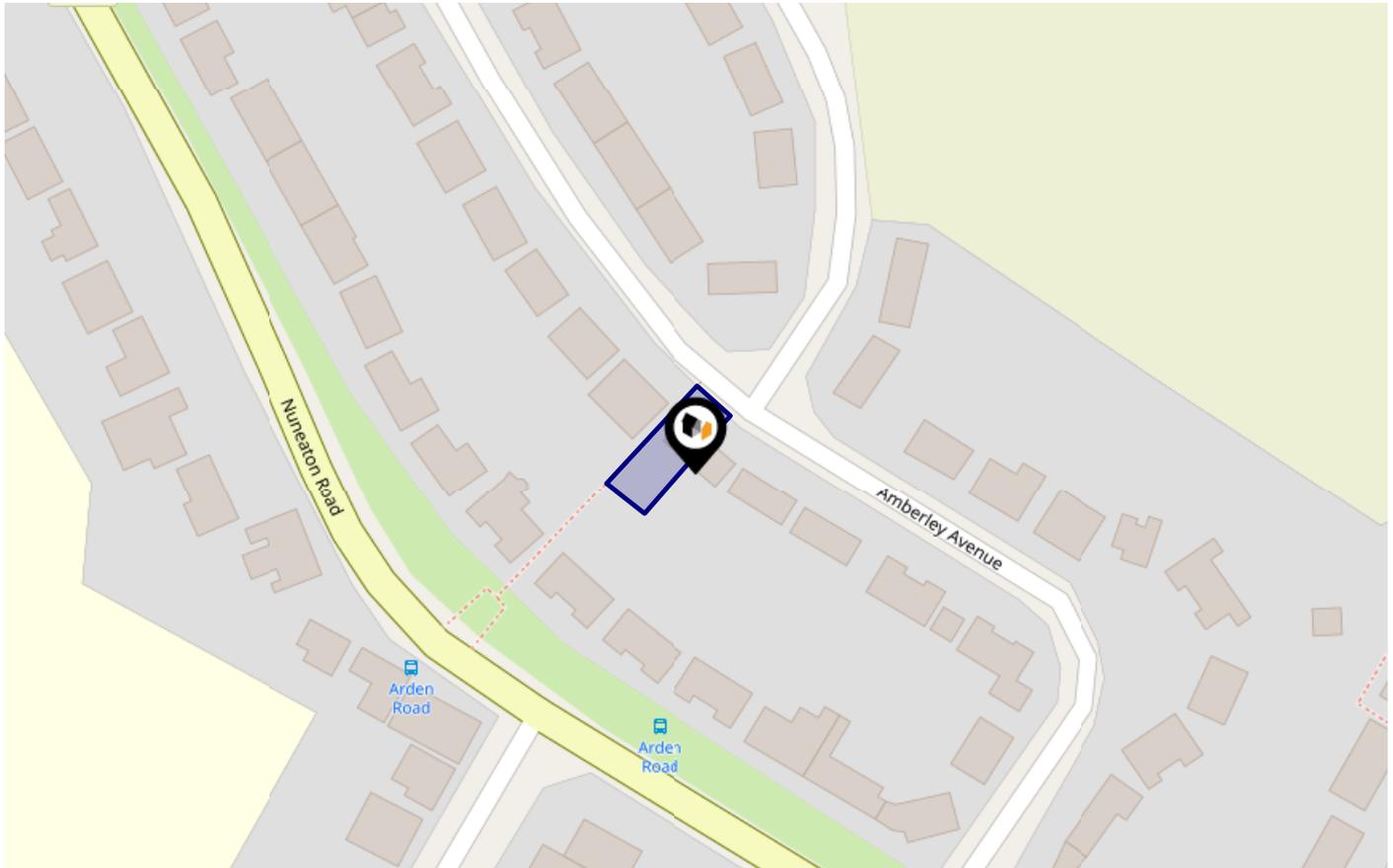
- 1 Bulkington Ward
- 2 Wolvey and Shilton Ward
- 3 Whitestone Ward
- 4 Poplar Ward
- 5 Bede Ward
- 6 Attleborough Ward
- 7 Wem Brook Ward
- 8 Slough Ward
- 9 Henley Ward
- 10 Longford Ward

# Flood Risk

## Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

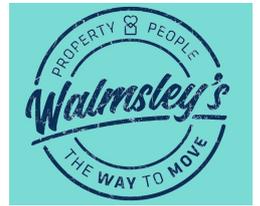
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

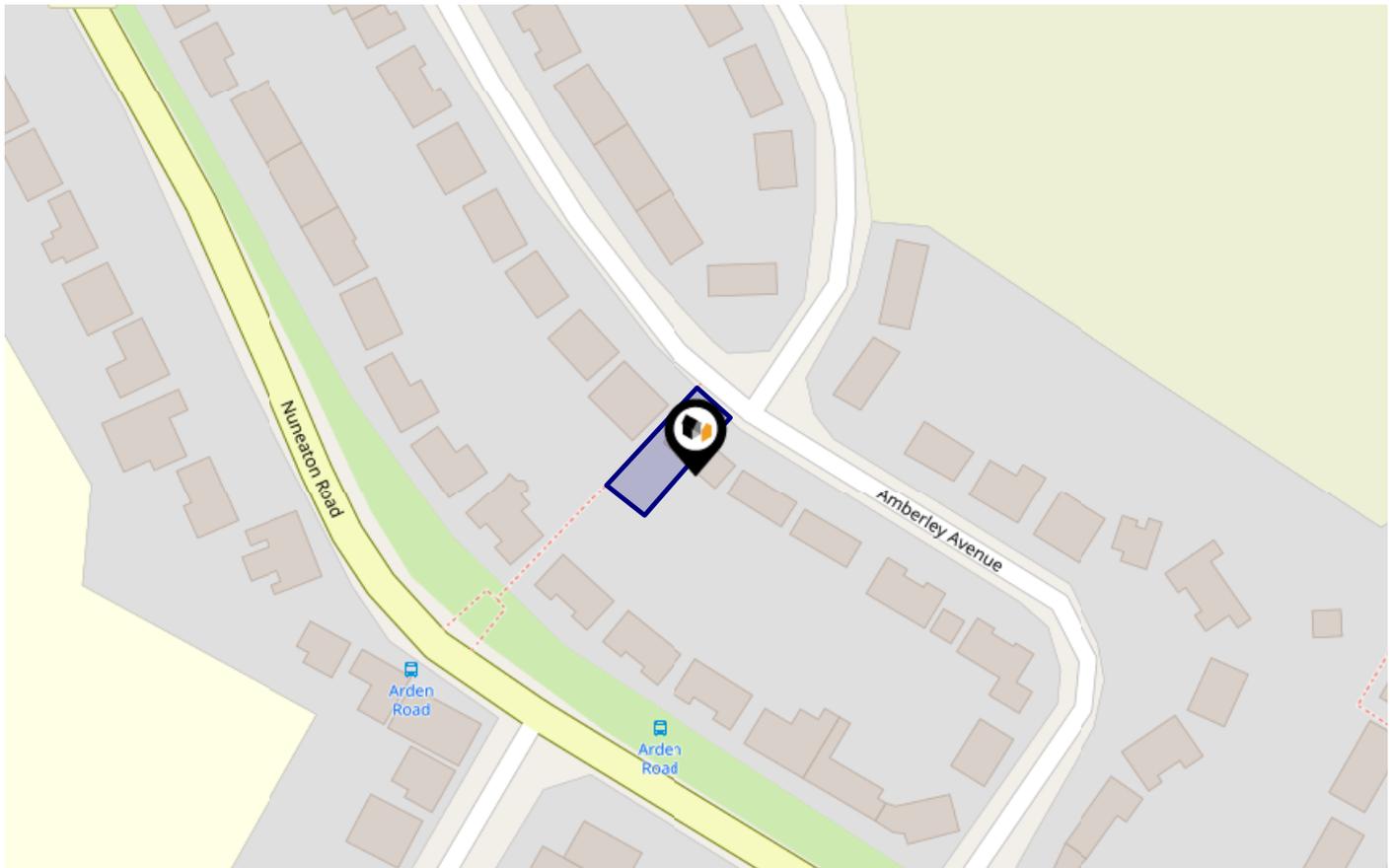


# Flood Risk

## Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

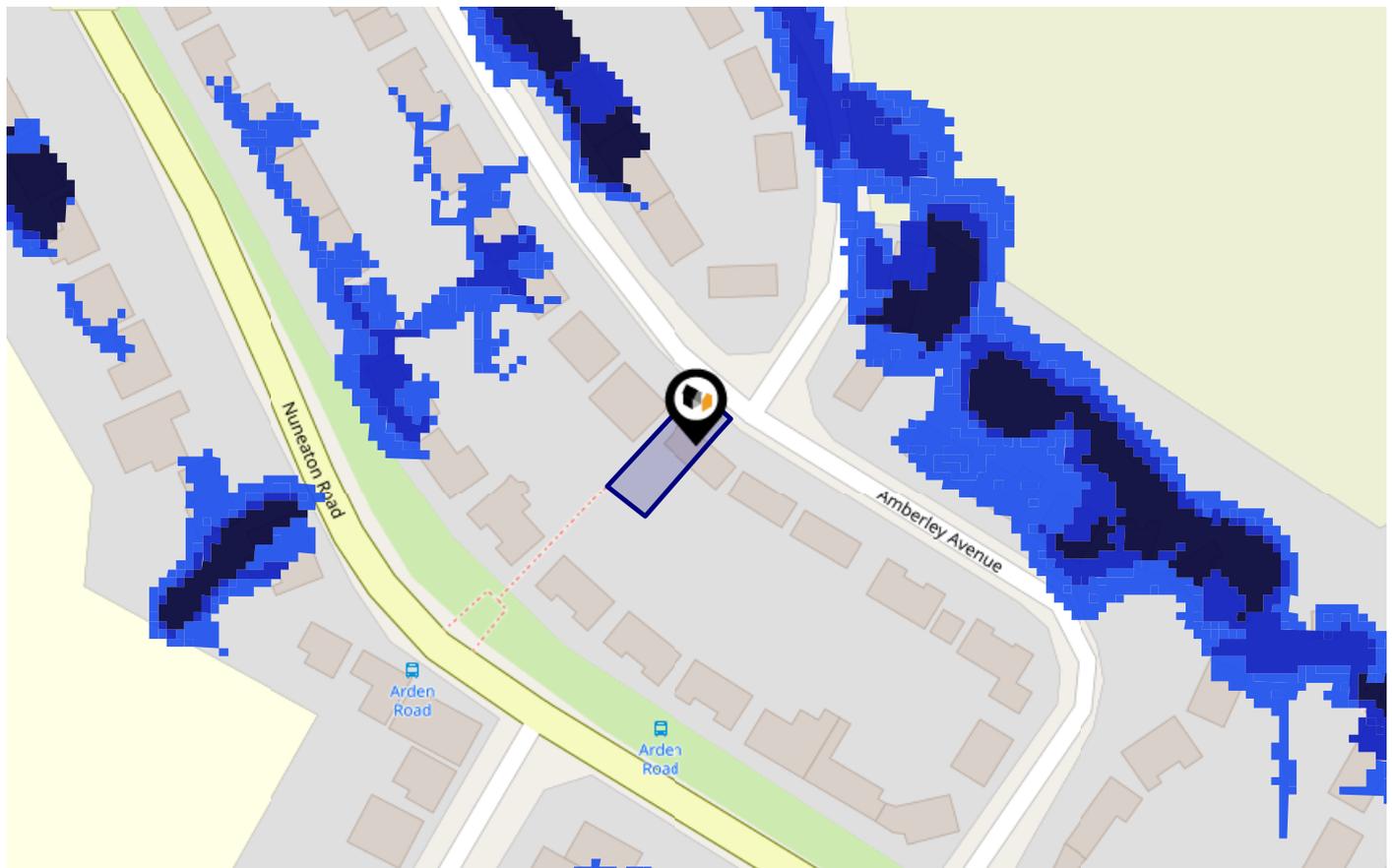


# Flood Risk

## Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

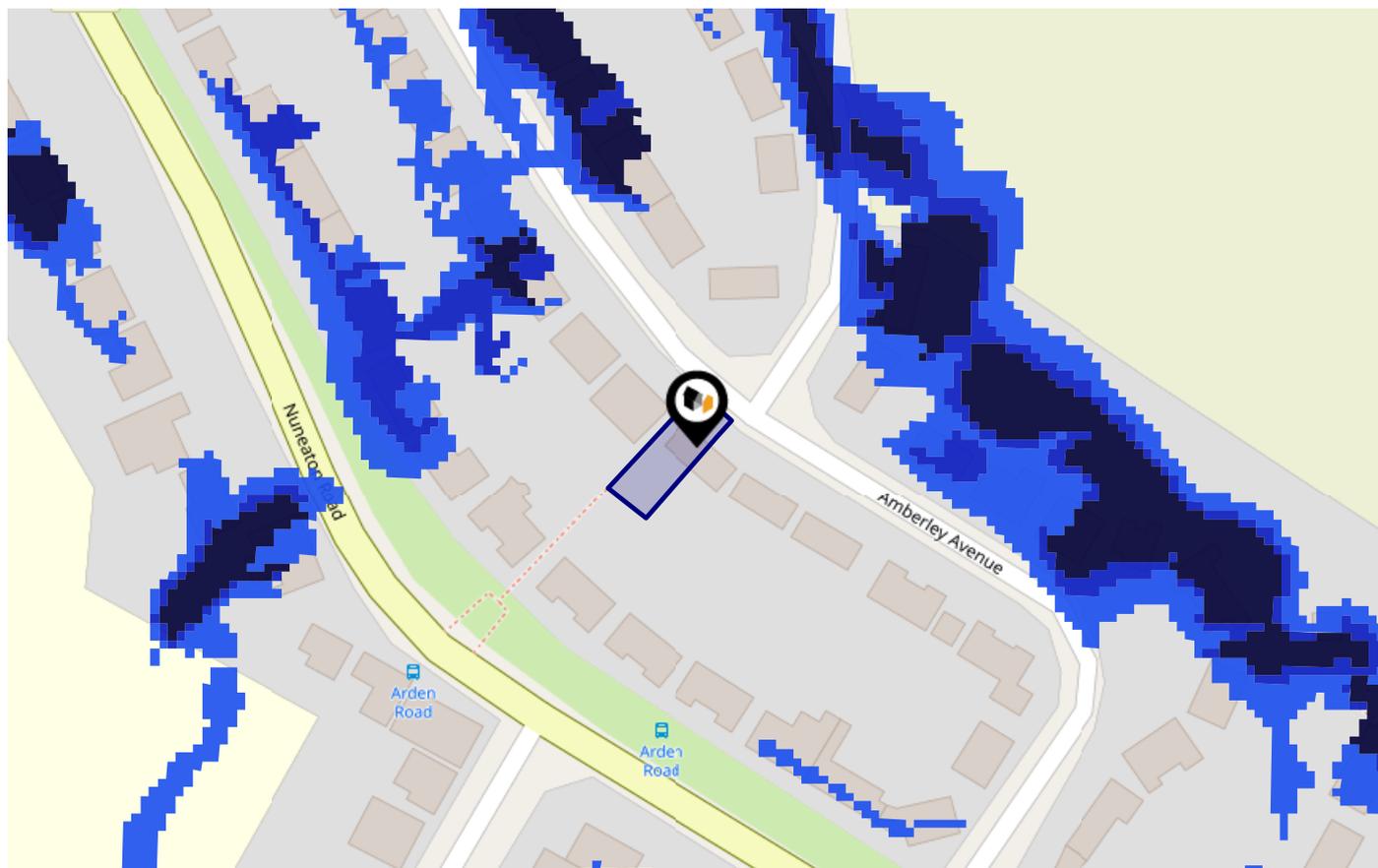


# Flood Risk

## Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

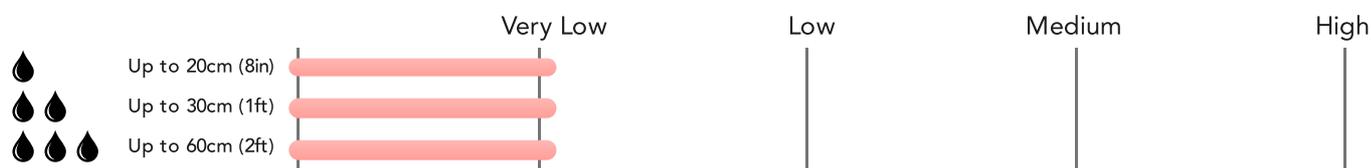


Risk Rating: Very low

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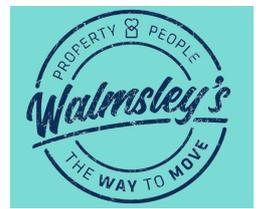
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Chance of flooding to the following depths at this property:

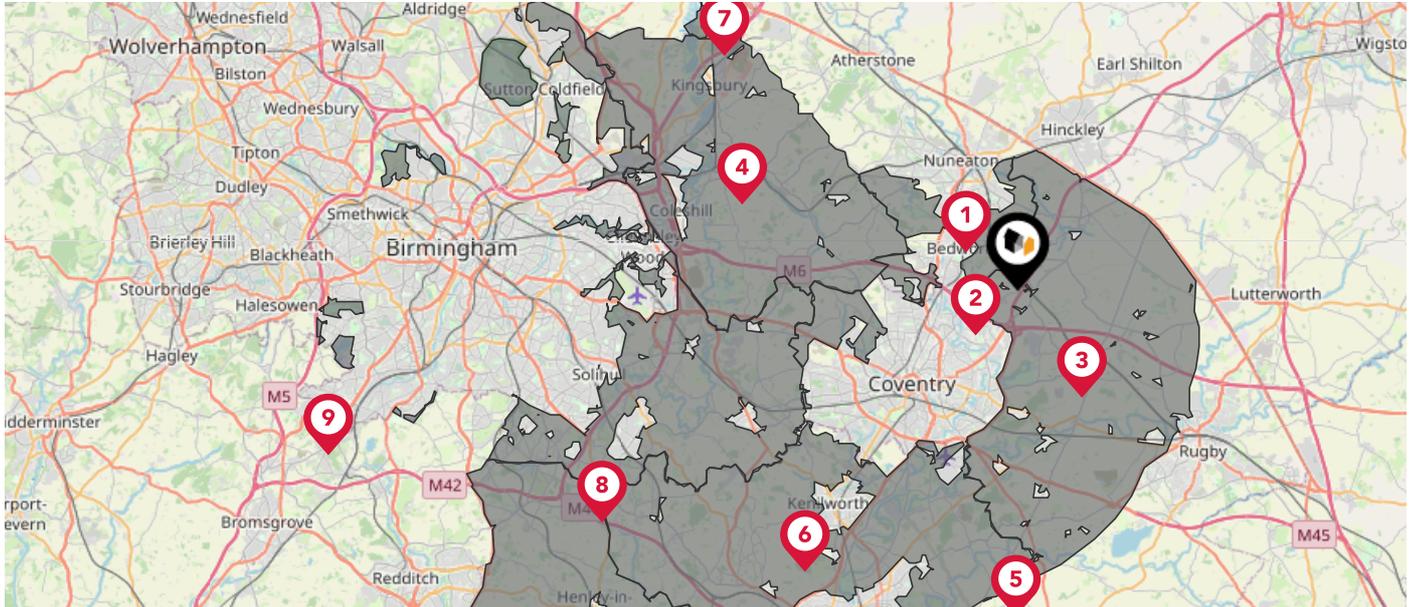


# Maps

## Green Belt



This map displays nearby areas that have been designated as Green Belt...

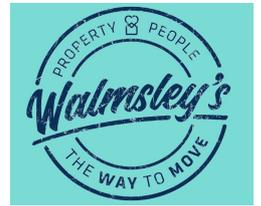


### Nearby Green Belt Land

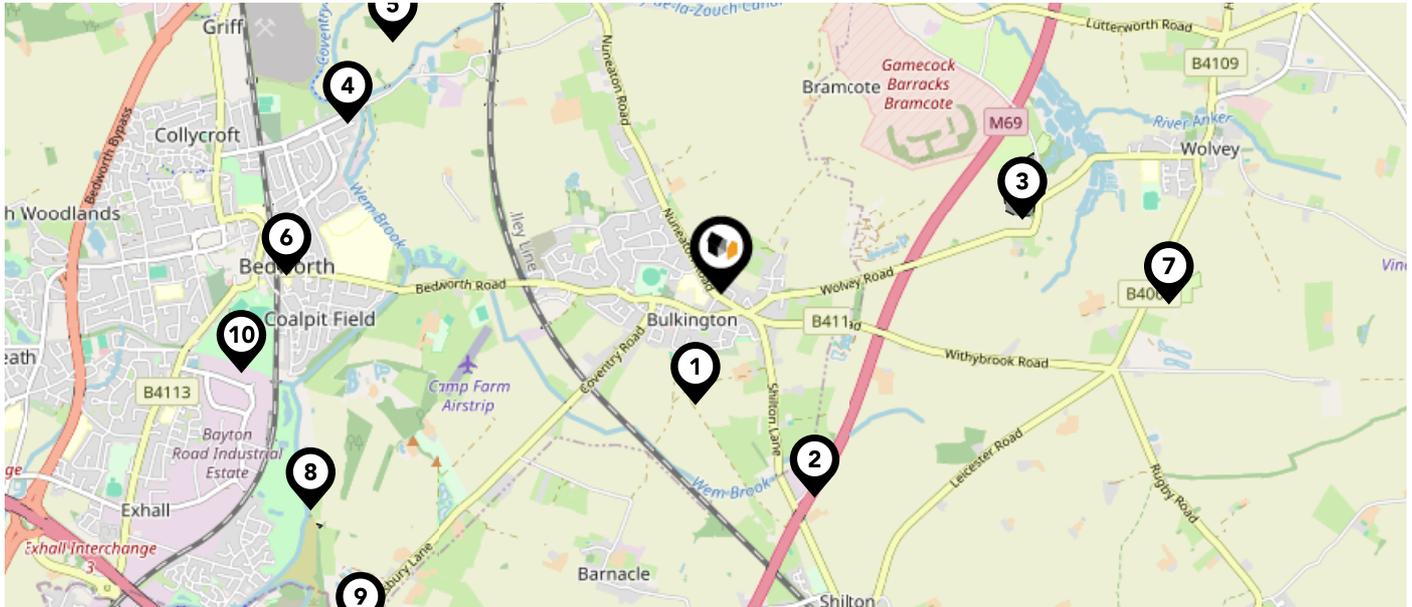
- 1 Birmingham Green Belt - Nuneaton and Bedworth
- 2 Birmingham Green Belt - Coventry
- 3 Birmingham Green Belt - Rugby
- 4 Birmingham Green Belt - North Warwickshire
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - Warwick
- 7 Birmingham Green Belt - Tamworth
- 8 Birmingham Green Belt - Solihull
- 9 Birmingham Green Belt - Birmingham

# Maps

## Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.

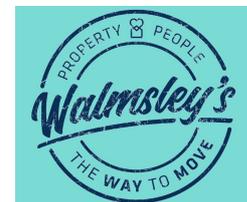


### Nearby Landfill Sites

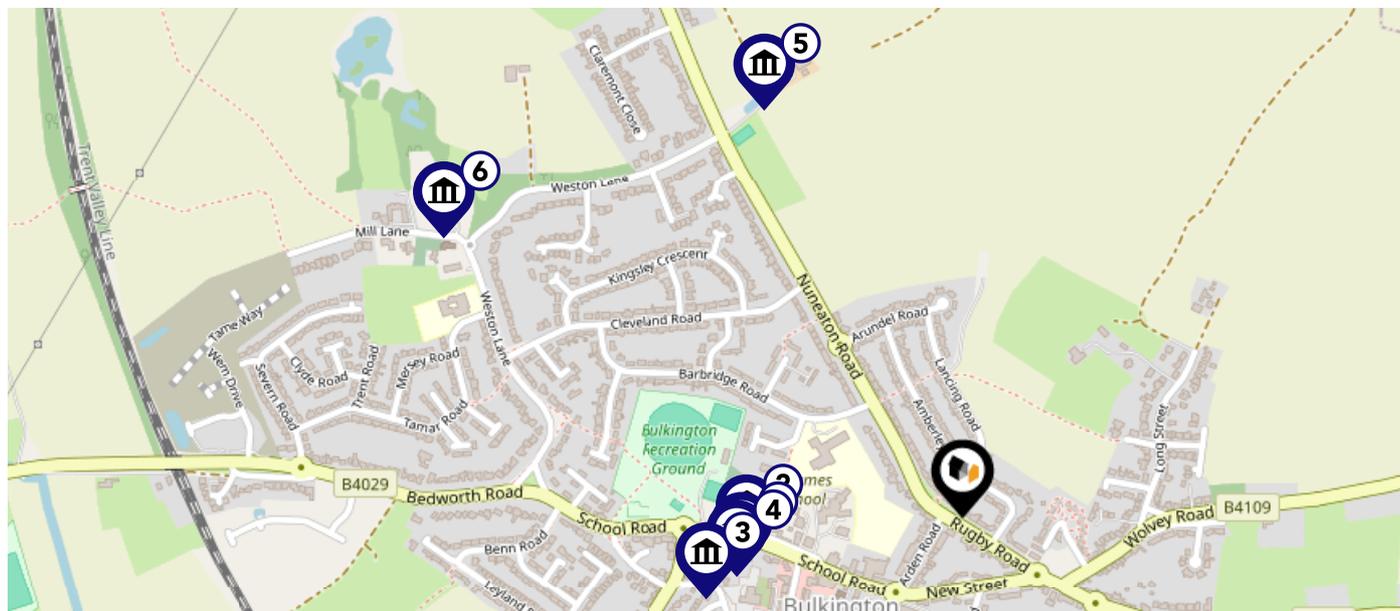
<b>1</b>	Barnacle Lane-Off Barnacle Lane, Bulkington, Bedworth, Warwickshire	Historic Landfill
<b>2</b>	Shilton Industrial Estate-Rugby, Warwickshire	Historic Landfill
<b>3</b>	Bramcote Road-Wolvey, Warwickshire	Historic Landfill
<b>4</b>	Marston Junction-Marston Lane, Bedworth, Warwickshire	Historic Landfill
<b>5</b>	Perch Hill Quarry-Gypsy Lane, Nuneaton, Warwickshire	Historic Landfill
<b>6</b>	Trent Valley Club-Johnson Road, Bedworth, Warwickshire	Historic Landfill
<b>7</b>	Villa Farm-Coventry Road, Wolvey, Warwickshire	Historic Landfill
<b>8</b>	Hawkesbury Hall Farm-Off Parrotts Grove, Aldermans Green, Bedworth, Warwickshire	Historic Landfill
<b>9</b>	Hawkesbury Farm-Hawkesbury Lane, Hawkesbury, Warwickshire	Historic Landfill
<b>10</b>	Miners Welfare Park-Coventry Road, Springfield, Bedworth, Warwickshire	Historic Landfill

# Maps

## Listed Buildings

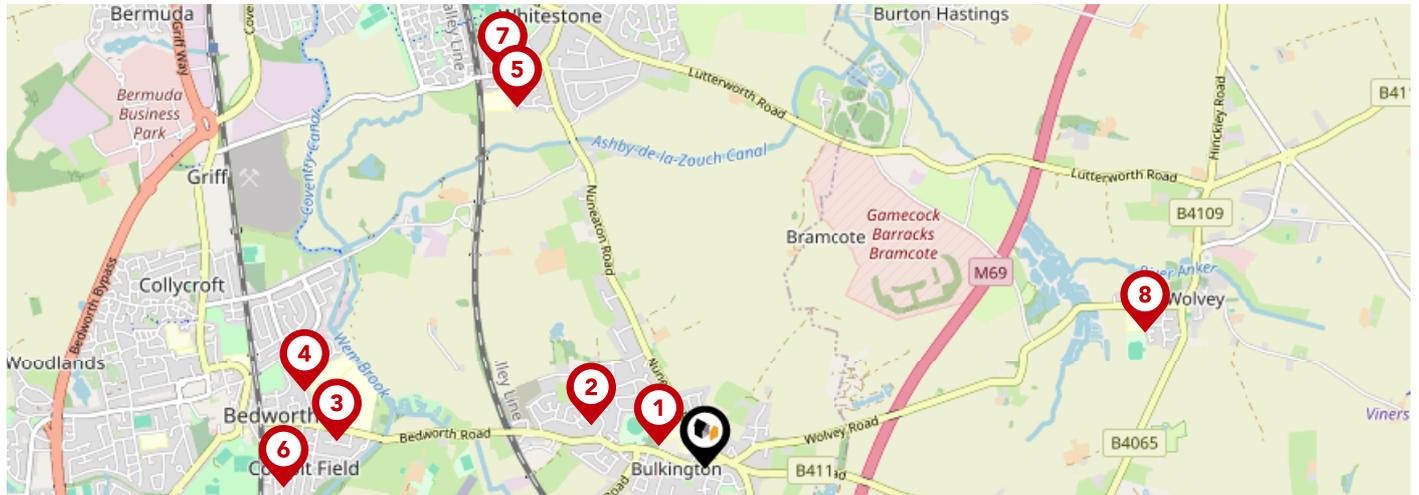
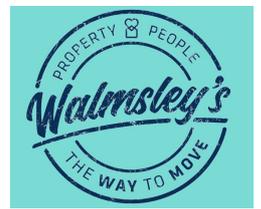


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



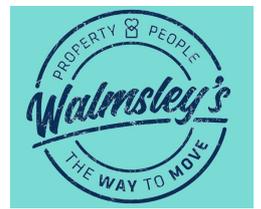
Listed Buildings in the local district		Grade	Distance
	1186141 - 2 Chest Tombs Approximately 30 Metres South Of Chancel Of Church Of St James	Grade II	0.2 miles
	1365054 - Church Of St James	Grade II	0.2 miles
	1365050 - 3 And 4, Church Street	Grade II	0.3 miles
	1034988 - Railings Bounding Churchyard To South And West Of Church Of St James	Grade II	0.3 miles
	1299373 - Weston Hill Farmhouse	Grade II	0.5 miles
	1034950 - Weston Hall Hotel And Attached Gatepiers	Grade II	0.7 miles

# Area Schools



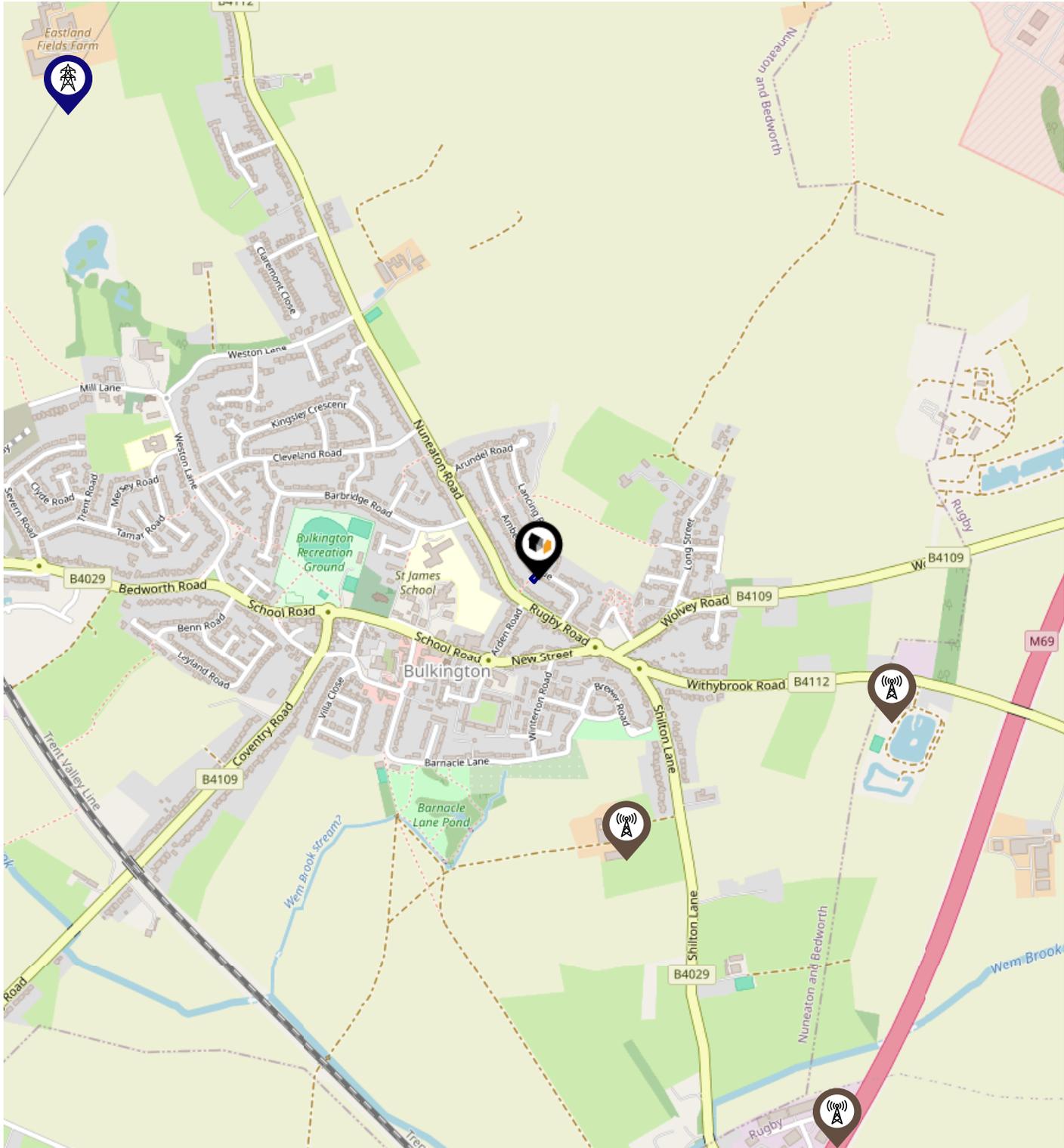
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St James' CofE Academy</b> Ofsted Rating: Good   Pupils: 208   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Arden Forest Infant School</b> Ofsted Rating: Good   Pupils: 170   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Nicholas Chamberlaine School</b> Ofsted Rating: Good   Pupils: 1348   Distance:1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Michael's Church of England Academy</b> Ofsted Rating: Good   Pupils: 430   Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Chetwynd Junior School</b> Ofsted Rating: Good   Pupils: 362   Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>All Saints Bedworth CofE Academy</b> Ofsted Rating: Good   Pupils: 199   Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Whitestone Infant School</b> Ofsted Rating: Good   Pupils: 268   Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Wolvey CofE Primary School</b> Ofsted Rating: Good   Pupils: 179   Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>St Francis Catholic Academy</b> Ofsted Rating: Good   Pupils: 210   Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Race Leys Infant School</b> Ofsted Rating: Requires improvement   Pupils: 145   Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The Canons C of E Primary School</b> Ofsted Rating: Outstanding   Pupils: 629   Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Race Leys Junior School</b> Ofsted Rating: Good   Pupils: 236   Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Exhall Cedars Infant School</b> Ofsted Rating: Requires improvement   Pupils: 125   Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>George Eliot Academy</b> Ofsted Rating: Good   Pupils: 805   Distance:2.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Oak Wood Primary School</b> Ofsted Rating: Good   Pupils: 140   Distance:2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Oak Wood Secondary School</b> Ofsted Rating: Good   Pupils: 167   Distance:2.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons



**Key:**

-  Power Pylons
-  Communication Masts

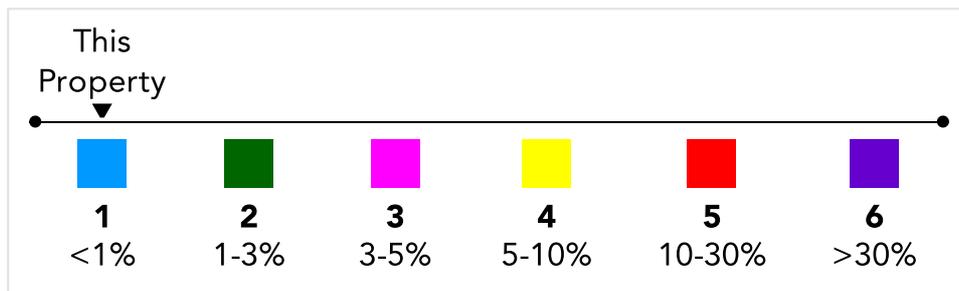
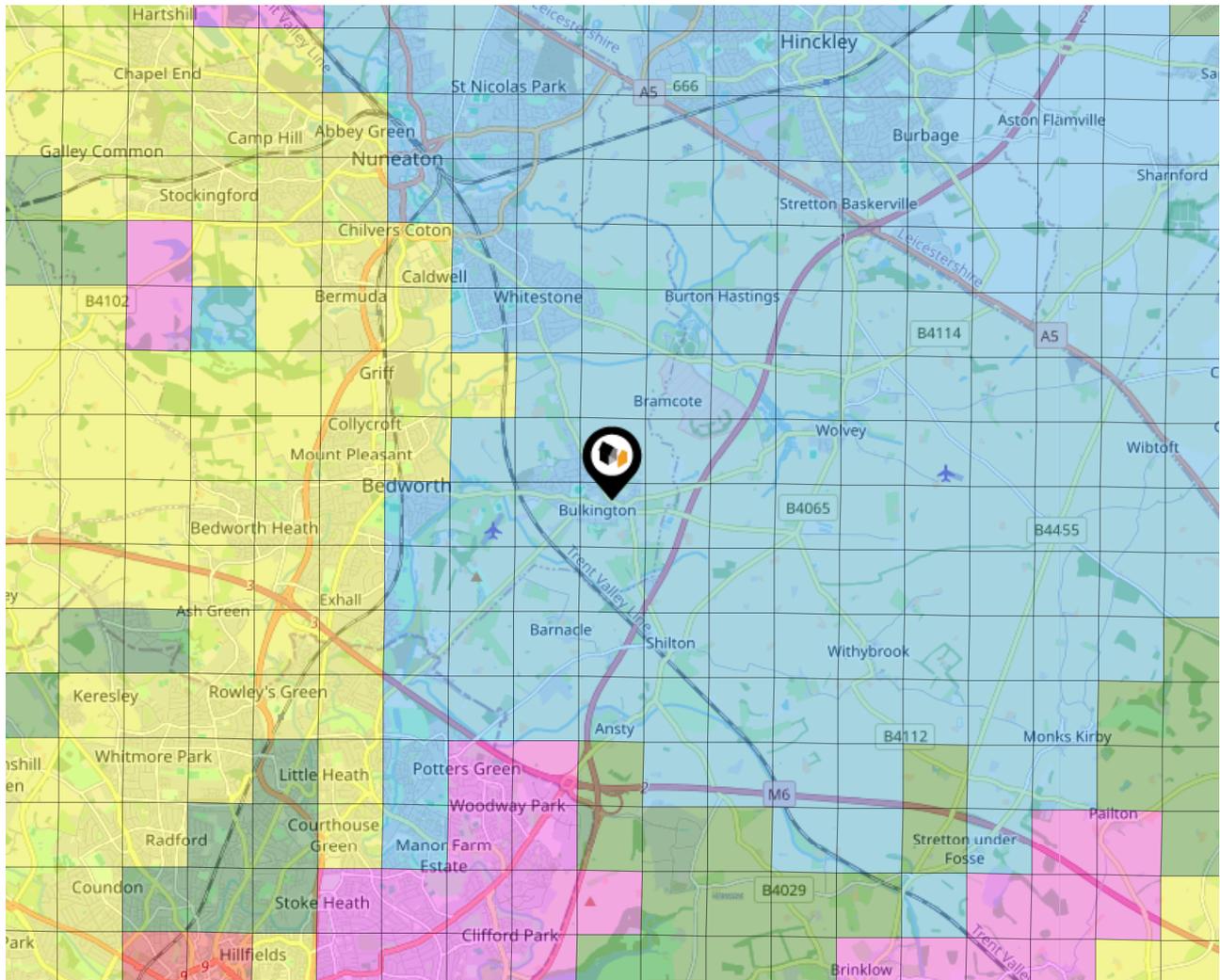
# Environment

## Radon Gas

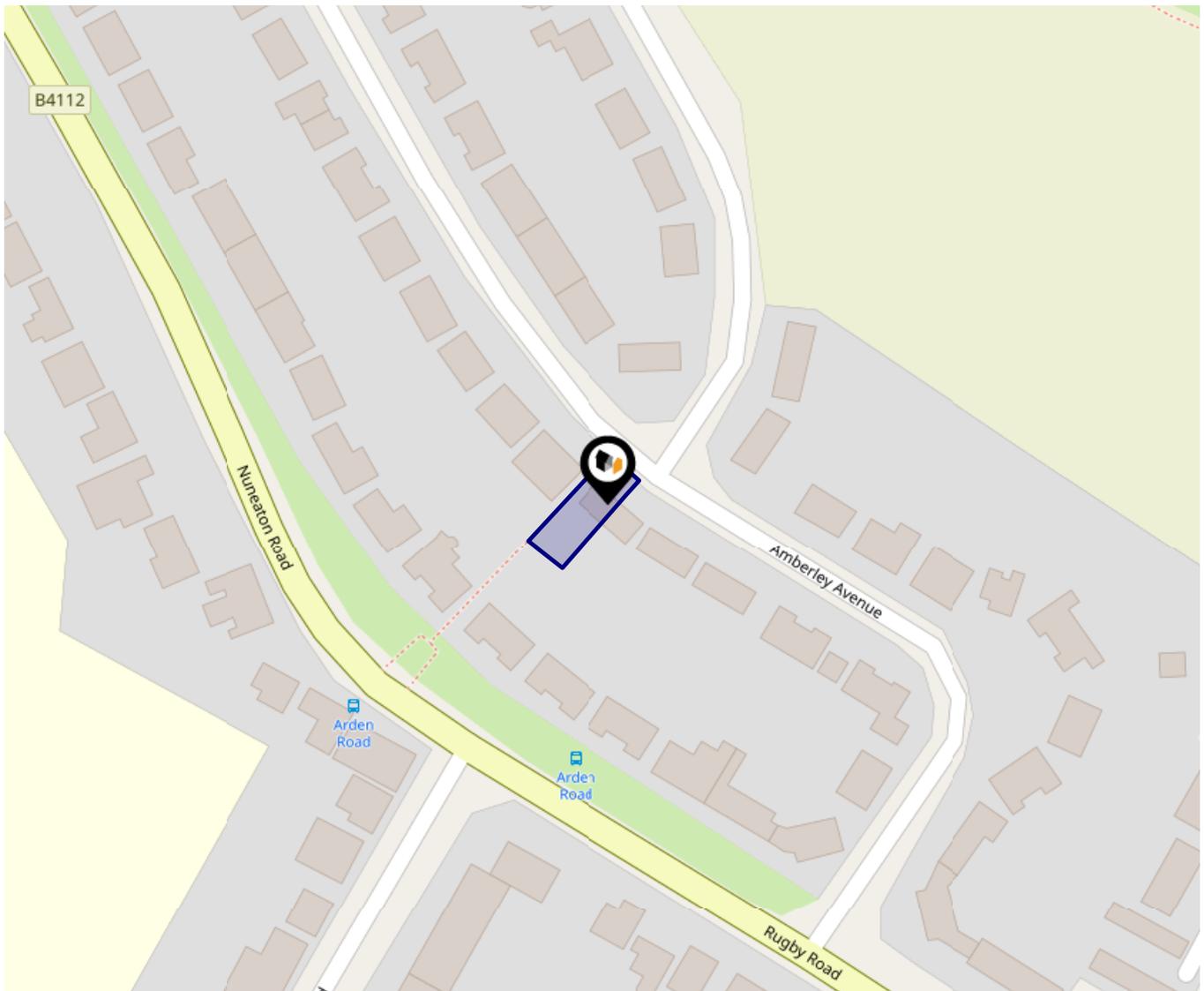
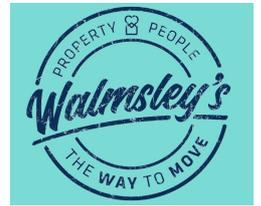


### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Local Area Road Noise



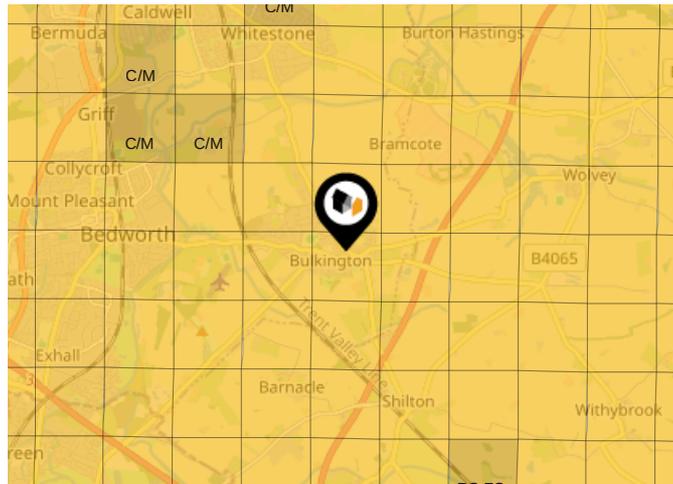
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

### Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	CLAYEY LOAM TO SANDY
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	LOAM DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT		

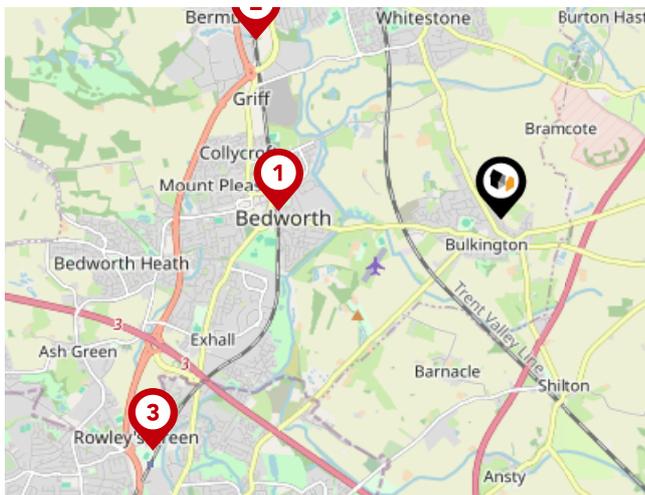
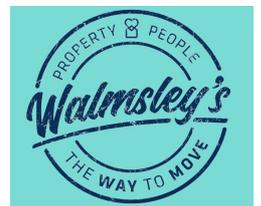


### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

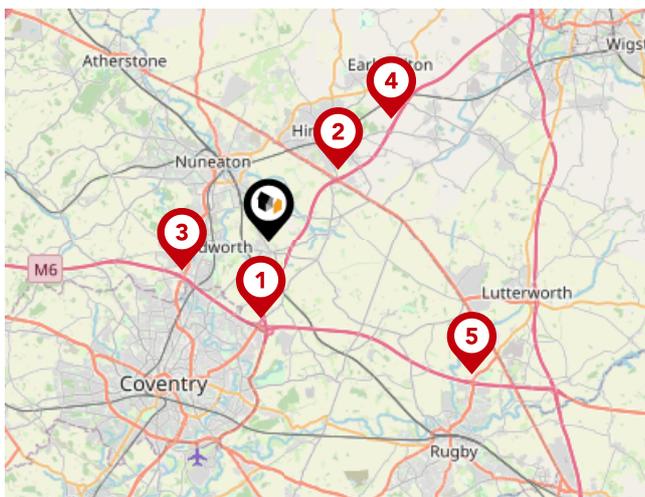
# Area

## Transport (National)



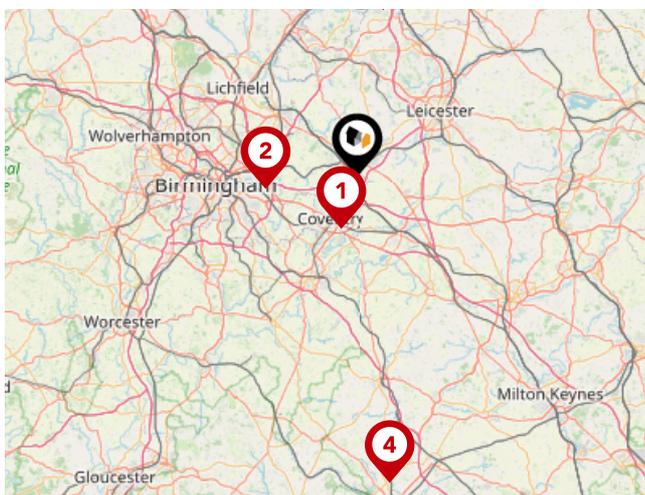
### National Rail Stations

Pin	Name	Distance
1	Bedworth Rail Station	2.01 miles
2	Bermuda Park Rail Station	2.74 miles
3	Coventry Arena Rail Station	3.76 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J2	2.8 miles
2	M69 J1	3.58 miles
3	M6 J3	3.28 miles
4	M69 J2	6.24 miles
5	M6 J1	8.76 miles

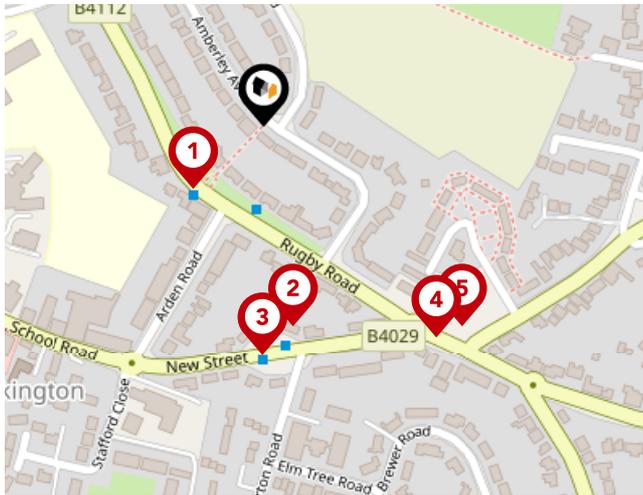
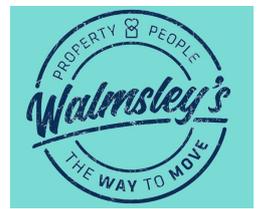


### Airports/Helipads

Pin	Name	Distance
1	Baginton	7.96 miles
2	Birmingham Airport	13.23 miles
3	East Mids Airport	24.4 miles
4	Kidlington	44.92 miles

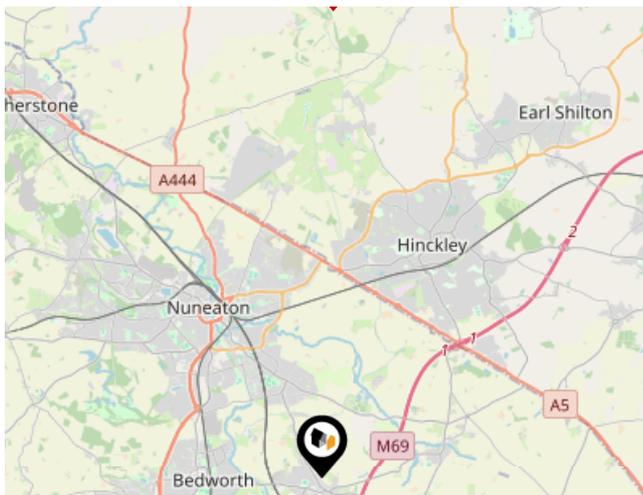
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Arden Road	0.05 miles
2	Winterton Road	0.11 miles
3	Winterton Road	0.13 miles
4	Ryton Methodist Church	0.15 miles
5	New Inn	0.16 miles



### Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	8.43 miles

# Walmsley's The Way to Move Testimonials



## Testimonial 1



"Out of all of the realtors/estate agents I've dealt with, Mark has been the most honest, knowledgeable and straightforward." - LinkedIn

## Testimonial 2



"A pleasure to deal with." - LinkedIn

## Testimonial 3



"Great photography and video." - LinkedIn

## Testimonial 4



"No pushy sales pitch, just relaxed knowledge transfer." - LinkedIn



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# Agent Disclaimer



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## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Walmsley's The Way to Move or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Walmsley's The Way to Move and therefore no warranties can be given as to their good working order.

# Walmsley's The Way to Move Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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